180.0	0010	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	657,900	/	657,900
USE VALUE:	657,900	/	657,900
ASSESSED:	657,900	/	657,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WADSWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRINCIPE ALBERT
Owner 2:	
Owner 3:	
Street 1:	10 WADSWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOLEY MARY -
Owner 2:	-
Street 1:	11 KEARNEY SQ SUITE 201
Twn/City:	LOWELL
St/Prov:	MA Cntry:
Postal:	01852

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1202 Square Feet, with 1 Unit, 1 William V Kane dod Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9670.000	210,500		447,400	657,900
Total Card	0.222	210,500		447,400	657,900
Total Parcel	0.222	210,500		447,400	657,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 547.34 | /Parcel: 547.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122539

GIS Ref

GIS Ref

Insp Date 07/31/18

!14183!

PREVIOUS ASSESSMENT

Parcel ID: 180.0-0010-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	210,500	0	9,670.	447,400	657,900		Year end	12/23/2021
2021	101	FV	202,800	0	9,670.	447,400	650,200		Year End Roll	12/10/2020
2020	101	FV	202,900	0	9,670.	447,400	650,300	650,300	Year End Roll	12/18/2019
2019	101	FV	184,100	0	9,670.	447,400	631,500	631,500	Year End Roll	1/3/2019
2018	101	FV	184,100	0	9,670.	377,100	561,200	561,200	Year End Roll	12/20/2017
2017	101	FV	184,100	0	9,670.	345,100	529,200	529,200	Year End Roll	1/3/2017
2016	101	FV	184,100	0	9,670.	294,000	478,100	478,100	Year End	1/4/2016
2015	101	FV	183,200	0	9,670.	255,600	438,800	438,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:29:56

LAST REV

Date	Time
07/15/19	14:09:13

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY MARY,	71734-219	1	10/11/2018	Estate/Div	505,000	No	No		
	19774-536		4/1/1989		1	No	No		Rita V Kane dod 8/16/2001

USER DEFINED

Prior Id # 1:	122539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/1999	486	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	BS	Barbara S
10/17/2008	Meas/Inspect	345	PATRIOT
5/16/2000	Inspected	276	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9670		Sq. Ft.	Site		0	70.	0.66	7			Med. Tr	-10					447,361						447,400	

Total AC/HA:	0.22199	Total SF/SM:	9670	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,361	Spl Credit		Total:	447,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99148500
Adj $ / SQ:	133.850
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286013
Depreciation:	75507
Depreciated Total:	210506

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

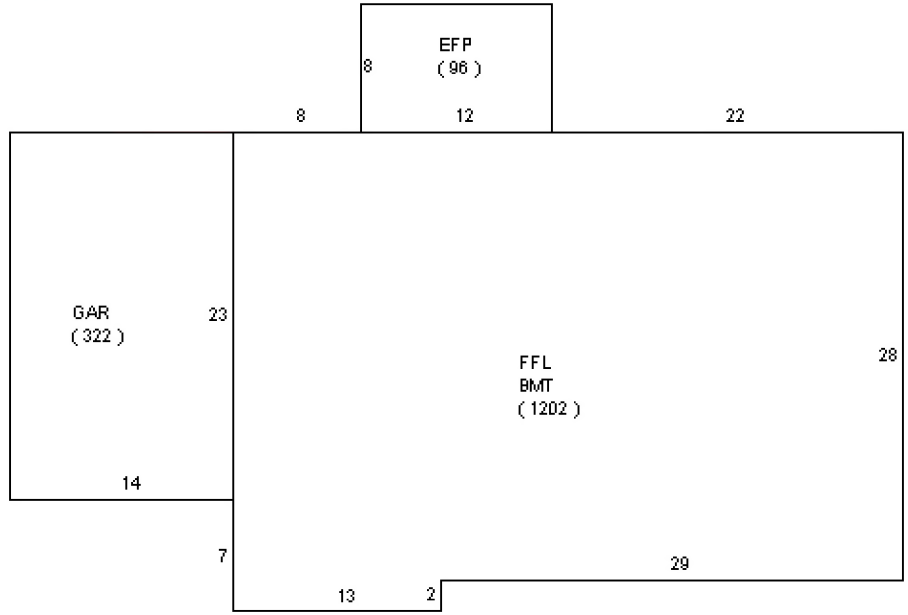
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.85
Special Features:	0	Val/Su Net:	74.59
Final Total:	210500	Val/Su SzAd	175.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,202	40.160	48,266
FFL	First Floor	1,202	133.850	160,888
GAR	Garage	322	22.570	7,268
EFP	Enclos Porch	96	55.110	5,291

Net Sketched Area:	2,822	Total:	221,713

Size Ad	1202	Gross Area	2822	FinArea	1202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0010-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	